

**PB# 85-3**

**Lourens & Angeline Mans**

**62-1-3**

Laurens & Angeline  
Mans Subdivision

85-3

Williamson Law Book Co., Rochester, N. Y. 14609

1st appearance before the Board - 1/23/85  
application fee pd.

Approved 2/13/85 sh

fees - \$100.00  
250.00 paid

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- |  |  |
|--|--|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 2. Will there be a major change to any unique or unusual land form found on the site? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 3. Will project alter or have a large effect on an existing body of water? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 4. Will project have a potentially large impact on groundwater quality? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 5. Will project significantly effect drainage flow on adjacent sites? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 6. Will project affect any threatened or endangered plant or animal species? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 7. Will project result in a major adverse effect on air quality? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 10. Will project have a major effect on existing or future recreational opportunities? . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 13. Will project have any impact on public health or safety? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 15. Is there public controversy concerning the project?  | ___ Yes ___ <input checked="" type="checkbox"/> No |


PREPARER'S SIGNATURE: *Mr. & Mrs. Lourens Mans*

TITLE: *Land Surveyor*

REPRESENTING: *Mr. & Mrs. Lourens Mans*

DATE: *15 Jan. 1985*

*Received 2/14/85 Jayley*

<b>LAURENS MANS</b>		906
<b>ANGELINE MANS</b>		
BOX 351, R.D. 4, SHORE DR.		
NEW WINDSOR, NY 12550		
2/13 1985		50-193 219
PAY TO THE ORDER OF	<i>Town of New Windsor</i>	\$ 250.00
	<i>Two Hundred Fifty</i>	00/00
		DOLLARS
 Barclays Bank of New York, N.A. 353 Windsor Highway New Windsor, N.Y. 12550 4		
MEMO: <i>Angeline Mans</i>		
⑆021901939⑆ 10400841⑆ 0906⑆		

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924  
Tel. (914) 294-5151

MARION S. MURPHY  
County Clerk

ALBERT P. PACIONE, SR.  
Deputy County Clerk

Date: March 5, 1985

CHAIRMAN OF PLANNING BOARD

[ ] City  
[X] Town of Mew Windsor  
[ ] Village

Dear Mr. Henry J. Reynolds:

In compliance with the Town Planning Law, this is to notify you  
that the Plan of Subdivision for Plans for Lourens Mans  
[ ] City  
of [X] Town of New Windsor dated 01/07/85  
[ ] Village  
and approved by Henry Scheible on 02/13/85  
and filed in our office on 02/22/85 as Map number 6927.

With Kindest regards, I am

MARION S. MURPHY  
County Clerk

By: John L. Clement  
Acting Deputy County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

*1st appearance Jan. 23, 1985*  
Date Received Jan 15, 1985

Preapplication Approval \_\_\_\_\_

Preliminary Approval \_\_\_\_\_

Final Approval \_\_\_\_\_

Fees Paid 25 application fee pd.  
Fees - \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Date: \_\_\_\_\_

1. Name of subdivision Plan for Lourens Mans & Angeline Mans
2. Name of applicant Lourens & Angeline Mans Phone (914) 496 4725  
Address Box 351, R.D. #4, Shore Drive, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone (914) 562 8667  
Address 33 Quassaick Ave. New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the west side of Shore Drive  
(Street)  
75 ± feet north of Beech Drive  
(direction)
7. Total Acreage 1.48 ± Zone R-4 Number of Lots 2
8. Tax map designation: Section 62, Block 1 Lot(s) 3
9. Has this property, or any portion of the property, previously been subdivided Tes.  
If yes, when 1931; by whom Henry Powell Ramsdell.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_



List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, \_\_\_\_\_, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

*Angeline Mans*  
\_\_\_\_\_  
*Angeline Mans*

Mailing Address Box 351 RD 4 Shore Drive  
NEW Windsor NY 12550

SWORN to before me this

*10<sup>th</sup>* day of *January*, 1985

*Ruth J. Eaton*  
\_\_\_\_\_

NOTARY PUBLIC

RUTH J. EATON

Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1986  
Reg. No. 4673512

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ as submitted by ELIAS D. GREVUS, L.S.  
for the building or subdivision of Lourens Mans & Angelime Mans.  
has been reviewed by me and is approved ✓ d: s: approved \_\_\_\_\_

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman D. Masten Jr.  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

January 26, 1985  
\_\_\_\_\_  
DATE

Slippy  
please return before 2/12/85  
Thankyou/Shirley

Nguy Supt.  
Tayo

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Lourens Mans & Anglene  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
for the building or subdivision of Driveway relocation - Shoreline  
has been reviewed by me and is approved / d: s approved \_\_\_\_\_

If disapproved, please list reason.

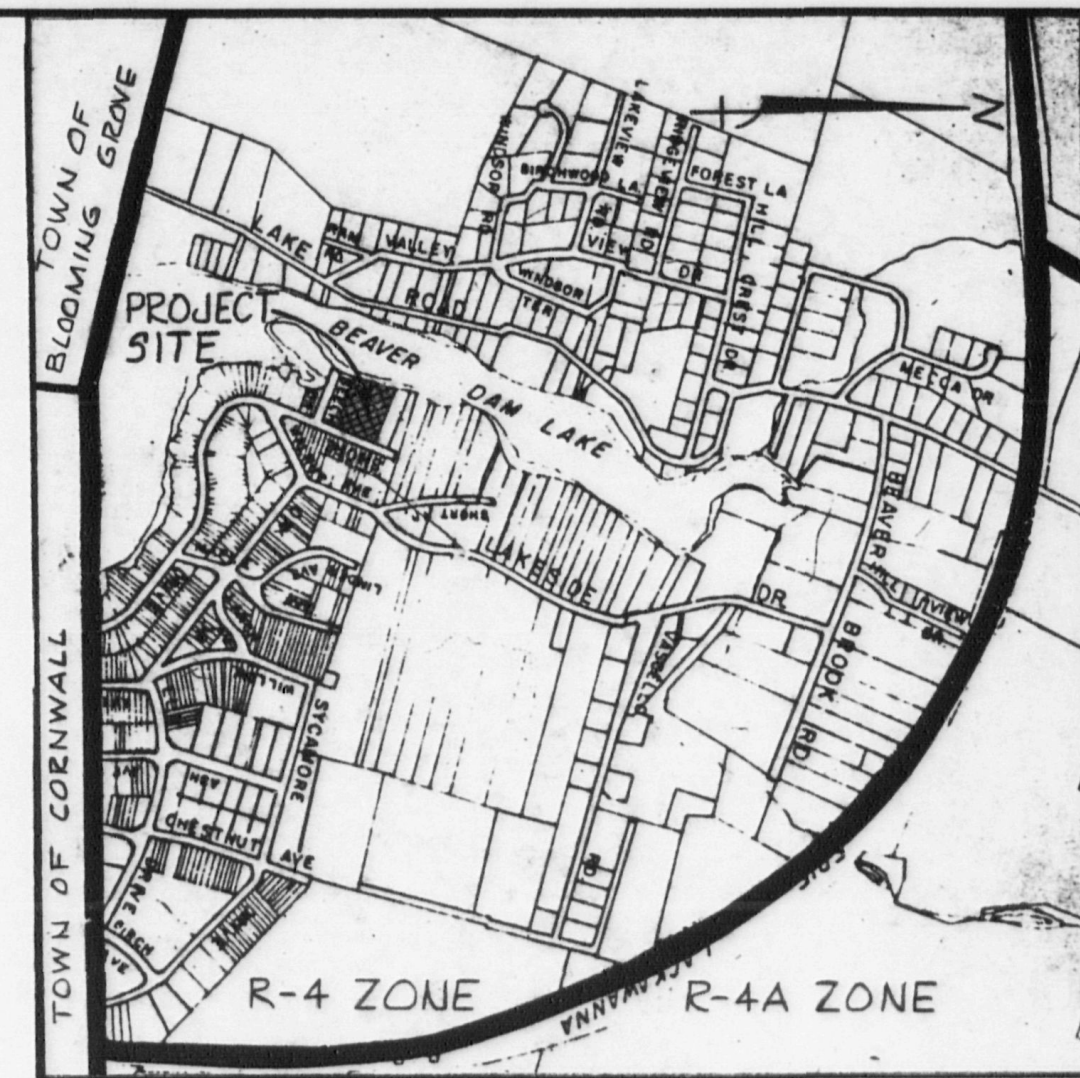
Fred Taych  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE





SCALE: 1" = 2000' ±

1. Being Lot Nos. 6 through 14 inclusive in Block No. 1, as shown on a map entitled "Beaver Dam Lake Section 1", said map having been filed in the Orange County Clerk's Office on 5 April 1931 as Map No. 1044. Also being all of the lands lying west of said lots extending from the westerly line of said lots in range with the southerly line of Lot No. 14 and the northerly line of Lot No. 6 to the shore line of Beaver Dam Lake.

2. Limits of the Sanitary Sewer Easements shown hereon are taken from a map entitled "Map of Lands of Lourens and Angeline Mans for Easement Acquisition-Sanitary Sewer District No. 23", prepared for the Town of New Windsor by Wehran Engineering, last revised April 1981.

3. Locations of the Sanitary Manholes were obtained during a field survey of the preimeter boundaries on 26 December 1984 and 7 January 1985.

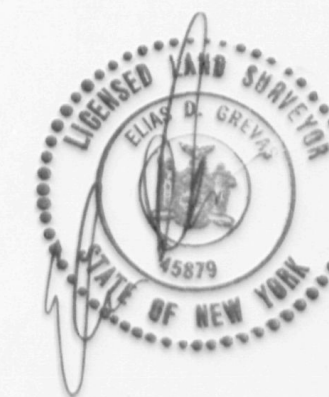
4. Owner/Subdivider: Lourens Mans and Angeline Mans  
Box 351, RD # 4  
Shore Drive  
New Windsor, N.Y. 12550

5. Total Parcel Area: 1.48± Acres


6. Total No. of Lots: 2

7. Property Zone: R-4

8. Offsets shown are at right angles to the property lines.



ZONE	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FT.)	REG. FRONT YD. DEPTH (FT.)	REG. SIDE YD./ TOT. BOTH (FT.)	REG. REAR YD. DEPTH (FT.)	REG. STREET FRONT. (FT.)	MAX. BLDG. HEIGHT	MIN. LIVABLE FLR. AREA (SQ. FT.)	DEVELOPMENT COVERAGE
R-1: SINGLE FAMILY DWELLINGS	15,000	100	35	15/30	40	60	2 1/2 STORIES OR 35 FT.	1,000	30%

	<b>ELIAS D. GREVAS, L.S.</b> LAND SURVEYOR 33 QUASSAICK AVENUE NEW WINDSOR, NEW YORK 12550	PLAN FOR <b>LOURENS MANS &amp; ANGELINE MANS</b>												
<b>REVISIONS:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1/5/85</td> <td>ADDED DRIVEWAY RELOCATION</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		DATE	DESCRIPTION	1/5/85	ADDED DRIVEWAY RELOCATION									TOWN OF NEW WINDSOR      ORANGE COUNTY      NEW YORK Drawn: <i>WBS</i> Checked: _____ Scale: 1" = 30' Date: 7 JAN. 1985 Job No.: 84-281
DATE	DESCRIPTION													
1/5/85	ADDED DRIVEWAY RELOCATION													
		<b>MINOR SUBDIVISION</b>												